

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>05-031</u>	<u>CARLOS & ROSARIO RIOS</u>
<u>05-034</u>	<u>JOSE & LUCRECIA TORRES</u>
<u>05-039</u>	<u>GEORGINA MARIA GRANADOS</u>
<u>05-106</u>	<u>MARTA AGUIAR</u>
<u>05-231</u>	<u>JUAN & MARIA DIAZ-PADRON</u>
<u>05-297</u>	<u>SEVERINO & MARILYS MARRON</u>
<u>05-348</u>	<u>DOLPHIN MALL ASSOCIATES LIMITED PARTNERSHIP, ET AL.</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 11/08/05 TO THIS DATE:

HEARING NO. 05-10-CZ10-4 (05-39)

21-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: GEORGINA MARIA GRANADOS

- (1) Applicant is requesting to permit a Florida room addition to a single-family residence setback 5.04' (25' required) from the rear (north) property line.
- (2) Applicant is requesting to permit a covered terrace addition setback varying from 2.34' to 4.01' (7.5' required) from the interior side (west) property line.
- (3) Applicant is requesting to permit a shed setback 2' (5' required) from the rear (north) and setback 2.1' (5' required) from the interior side (west) property lines.
- (4) Applicant is requesting to permit a roofed structure setback 2' (5' required) from the rear (north) property line.
- (5) Applicant is requesting to permit a spacing of 3' (10' required) between the shed and roofed structure and spacing of 7' (10' required) between the shed, roofed structure and roofed screen enclosure.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Legalization Terrazas, Florida Bedroom-Bathroom-TV Area-w/clos. Georgina M. Garcia," as prepared by Carlos Mourin, Architect, dated 09/04 and consisting of 7 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 19, Block 12, MILLER HEIGHTS, Plat book 65, Page 5.

LOCATION: 9205 S.W. 48 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10,508.86 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)

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THE FOLLOWING HEARING WAS DEFERRED FROM 12/01/05 TO THIS DATE:

HEARING NO. 05-11-CZ10-4 (05-31)

4-54-40
Council Area 10
Comm. dist. 10

APPLICANTS: CARLOS & ROSARIO RIOS

- (1) Applicants are requesting to permit an addition to a townhouse residence setback 4.15' from the rear (north) property line (20' required).
- (2) Applicants are requesting to permit the townhouse residence with a patio area of 136.95 sq. ft. (500 sq. ft. required)

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "As Built Family Room Addition to Unit Model B Mr. Carlos & Rosario Rios," as prepared by Carlos Muller and dated received 2/8/05 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Block 29, THE VILLAS OF MADEIRA, SEC. 3, Plat book 108, Page 59.

LOCATION: 9441 S.W. 6 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 33' x 85'

PRESENT ZONING: RU-TH (Townhouse – 8.5 units/net acre)

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THE FOLLOWING HEARING WAS DEFERRED FROM 12/01/05 TO THIS DATE:

HEARING NO. 05-12-CZ10-2 (05-34)

4-54-40
Council Area 10
Comm. dist. 10

APPLICANTS: JOSE & LUCRECIA TORRES

- (1) Applicant is requesting to permit an addition to a townhouse residence setback 5.65' from the rear (north) property line (20' required).
- (2) Applicant is requesting to permit the townhouse residence with a patio area of 169.5 sq. ft. (500 sq. ft. required)

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "As Built Family Room Addition to Unit Model B Mr. Jose & Lucrecia Torres," as prepared by Carlos Muller and dated received 2/8/05 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 2, Block 29, THE VILLAS OF MADEIRA, SEC. 3, Plat book 108, Page 59.

LOCATION: 9435 S.W. 6 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 85' x 30'

PRESENT ZONING: RU-TH (Townhouse – 8.5 units/net acre)

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APPLICANT: MARTA AGUIAR

- (1) MODIFICATION of Conditions #2 & #6 of Resolution #4-ZAB-345-84, passed and adopted by the Zoning Appeals Board, as last modified by Resolution CZAB10-39-01, passed and adopted by Community Zoning Appeals Board #10 and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Site Plan,' as prepared by the applicant, dated stamped received 7/3/00 and consisting of 1 sheet."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Westchester Day-Care Learning Center,' as prepared by the applicant, dated stamped received 12/13/05 and consisting of 3 sheets."

FROM: "6. That the use shall be restricted to a maximum of 27 children."

TO: "6. That the use shall be restricted to a maximum of 39 children."

The purpose of request #1 is to permit the applicant to submit a new site plan indicating an increase in the number of children.

- (2) DELETION of Condition #5 of Resolution CZAB10-39-01 passed and adopted by Community Zoning Appeals Board #10 and reading as follows.

DELETE: "5. That the use shall be restricted to a maximum of 27 children."

The purpose of request #2 is to eliminate a duplicate condition.

- (3) Applicant is requesting to permit 0 auto stacking spaces (2 spaces required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 & #2 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public hearing) and approval of request #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 23, Block 13, CORAL GARDENS, FIRST ADDITION, Plat book 80, Page 47.

LOCATION: 2780 S.W. 92 Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 100'

PRESENT ZONING: RU-1 (Single-Family Residential)

APPLICANTS: JUAN & MARIA DIAZ-PADRON

- (1) RU-1 to RU-5A
- (2) Applicants are requesting to permit a lot area of 9,854.71 sq. ft. (10,000 sq. ft. required).
- (3) Applicants are requesting to permit a building setback 8.5' (15' required) from the (east) interior side property line and 12.25' (15' required) from the (west) interior side property line.
- (4) Applicants are requesting to permit a landscaped greenbelt varying from 4.5' to 5' wide (7' wide landscaped greenbelt required) along the front (north) property line.
- (5) Applicants are requesting to waive the required 5' high wall along the rear (south) and interior side (east & west) property lines.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #3 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) or approval of requests #2 - #5 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed change of use for Mr. Juan Diaz-Padron" as prepared by Rafael J. Reynolds, Archt, consisting of 3 sheets, dated 8/5/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 3, Block 1, CORAL WAY VILLAGE, SECTION "A," Plat book 53, Page 88.

LOCATION: 8220 S.W. 24 Street (Coral Way), Miami-Dade County, Florida.

SIZE OF PROPERTY: 9,854.71 sq. ft.

PRESENT ZONING: RU-1 (Single-Family Residential)

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APPLICANTS: SEVERINO & MARILYS MARRON

- (1) Applicant is requesting to permit a single-family residence setback 24.8' (25' required) from the front (east) and setback 6.75' (7.5' required) from the interior side (south) property lines.
- (2) Applicant is requesting to permit a swimming pool setback 64.33' (75' required) from the front (east), setback 8.75' (10' required) from the interior side (south) and setback 5.67' (7.5' required) from the rear (west) property lines.
- (3) Applicant is requesting to permit a shed setback 4.2' (5' required) from the rear (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family or Duplex Dwelling) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Pool for: Mr. & Mrs. Marron," as prepared by Salazar & Associates, consisting of 2 sheets: Sheet 1 of 3 dated stamped received 9/19/05 and Sheet 1 of 1 dated stamped received 12/2/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1 & the north 15' of Lot 2, Block 124 and 30' of the S.W. 32 Street lying and adjacent closed of CENTRAL MIAMI, PART 6, Plat book 17, Page 8.

LOCATION: 3200 S.W. 76 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 100' x 100'

PRESENT ZONING: RU-1 (Single-Family Residential)

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APPLICANT: DOLPHIN MALL ASSOCIATES LIMITED PARTNERSHIP, ET AL.

- (1) MODIFICATION of Condition #4 of Resolution No. Z-33A-97, passed and adopted by the Miami-Dade County Boards of County Commissioners, last modified by Resolution Z-33A-05, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "4. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Dolphin Mall Miami,' as prepared by Beame Architectural Partnership, dated received May 11, 2000, consisting of 10 sheets, and a plan entitled 'Dolphin Mall,' as prepared by Beame Architectural Partnership dated last revised March 21, 2000, consisting of a project location map, zoning plan, storm water master plan, site plan, retail area zoning calculations/notes, retail building elevation-south, retail building elevation-north, retail building elevation-east/west, industrial area typical landscape plan, and typical planting design; and a 'Proposed Master Plan,' prepared by Retzsch Lanao Caycedo Architects, dated last revised 10/03/05 and a Prototype plan for Lightspeed Center at Beacon Tradeport prepared by Witkin Design Group, dated received on 2/13/01; and a booklet entitled 'Signage & Graphics – Dolphin Mall Miami,' as prepared by Comm Arts, dated June 8, 2000 and consisting of 37 sheets, with Page 9 'Bridge Sign' dated received on June 12, 2001."

TO: "4. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Dolphin Mall Miami,' as prepared by Beame Architectural Partnership, dated received May 11, 2000, consisting of 10 sheets, and a plan entitled 'Dolphin Mall,' as prepared by Beame Architectural Partnership, dated last revised March 21, 2000, consisting of a project location map, zoning map, storm water master plan, site plan, retail area zoning calculations/notes, retail building elevation-south, retail building elevation-north, retail building elevation-east/west, industrial area typical landscape plan and typical planting design; and a plan entitled 'Dolphin Mall Expansion,' as prepared by Neuman Smith and Associates consisting of 7 sheets and a plan entitled 'Bass Pro Shops – Outdoor World,' as prepared by Robert Michael Hughes, Architect, consisting of 8 sheets; and a plan entitled 'Bass Pro Shops – Outdoor World,' as prepared by Bass Pro Shops Design and Development labeled L1.0 and L1.1, all sheets dated stamped received 11/21/05 and a plan entitled 'Marriott Courtyard Hotel at Dolphin Mall,' as prepared by Beame Architectural Partnership, Sheet A1-01, dated stamped received 12/13/05 and the remainder dated stamped received 11/14/05, consisting of 9 sheets in total; and a 'Proposed Master Plan,' prepared by Retzsch Lanao Caycedo Architects, dated last revised 10/03/05 and a Prototype plan for Lightspeed Center at Beacon Tradeport prepared by Witkin Design Group, dated received on 2/13/01; and a booklet entitled 'Signage & Graphics – Dolphin Mall Miami,' as prepared by Comm Arts, dated June 8, 2000 and consisting of 37 sheets, with Page 9 'Bridge Sign' dated received on June 12, 2001 and supplemental pages prepared by Bass Pro Shops, entitled 'Exterior Building Signage – Supplemental Package,' dated received 11/21/05 and consisting of 7 sheets."

- (2) MODIFICATION of a portion of Paragraph 1 of a Declaration of Restrictive Covenants in Lieu of Unity of Title recorded in Official Records Book 17632, Pages 2727 through 2734 as last amended by the Sixth Amendment to Declaration of Restrictive Covenants in Lieu of Unity of Title, reading as follows:

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APPLICANT: DOLPHIN MALL ASSOC. LIMITED PARTNERSHIP, ET AL. PAGE TWO

FROM: "1. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Dolphin Mall Miami,' as prepared by Beame Architectural Partnership, dated received May 11, 2000, consisting of 10 sheets, and a plan entitled 'Dolphin Mall,' as prepared by Beame Architectural Partnership dated last revised March 21, 2000, consisting of a project location map, zoning plan, storm water master plan, site plan, retail area zoning calculations/notes, retail building elevation-south, retail building elevation-north, retail building elevation-east/west, industrial area typical landscape plan, and typical planting design; and a 'Proposed Master Plan,' prepared by Retzsch Lanao Caycedo Architects, dated last revised 10/03/05 and a Prototype plan for Lightspeed Center at Beacon Tradeport prepared by Witkin Design Group, dated received on 2/13/01; and a booklet entitled 'Signage & Graphics – Dolphin Mall Miami,' as prepared by Comm Arts, dated June 8, 2000 and consisting of 37 sheets, with Page 9 'Bridge Sign' dated received on June 12, 2001."

TO: "1. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Dolphin Mall Miami,' as prepared by Beame Architectural Partnership, dated received May 11, 2000, consisting of 10 sheets, and a plan entitled 'Dolphin Mall,' as prepared by Beame Architectural Partnership, dated last revised March 21, 2000, consisting of a project location map, zoning map, storm water master plan, site plan, retail area zoning calculations/notes, retail building elevation-south, retail building elevation-north, retail building elevation-east/west, industrial area typical landscape plan and typical planting design; and a plan entitled 'Dolphin Mall Expansion,' as prepared by Neuman Smith and Associates consisting of 7 sheets and a plan entitled 'Bass Pro Shops – Outdoor World,' as prepared by Robert Michael Hughes, Architect, consisting of 8 sheets; and a plan entitled 'Bass Pro Shops – Outdoor World,' as prepared by Bass Pro Shops Design and Development labeled L1.0 and L1.1, all sheets dated stamped received 11/21/05 and a plan entitled 'Marriott Courtyard Hotel at Dolphin Mall,' as prepared by Beame Architectural Partnership, Sheet A1-01, dated stamped received 12/13/05 and the remainder dated stamped received 11/14/05, consisting of 9 sheets in total; and a 'Proposed Master Plan,' prepared by Retzsch Lanao Caycedo Architects, dated last revised 10/03/05 and a Prototype plan for Lightspeed Center at Beacon Tradeport prepared by Witkin Design Group, dated received on 2/13/01; and a booklet entitled 'Signage & Graphics – Dolphin Mall Miami,' as prepared by Comm Arts, dated June 8, 2000 and consisting of 37 sheets, with Page 9 'Bridge Sign' dated received on June 12, 2001 and supplemental pages prepared by Bass Pro Shops, entitled 'Exterior Building Signage – Supplemental Package,' dated received 11/21/05 and consisting of 7 sheets."

The purpose of requests #1 & #2 is to allow the applicant to submit revised plans indicating an expansion to the Dolphin Mall retail area, outdoor boat display, outdoor carwash areas, boat storage area in the industrial zoned portion of the mall, a new hotel, areas used for special events and to permit additional signage.

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APPLICANT: DOLPHIN MALL ASSOC. LIMITED PARTNERSHIP, ET AL. PAGE THREE

- (3) MODIFICATION of a paragraph entitled "Modification, Amendment, Release," of a Declaration of Restrictive Covenants in Lieu of Unity of Title recorded in Official Records Book 17632, Page 2727-2734, as last amended by the Sixth Amendment to Declaration of Restrictive Covenants in Lieu of Unity of Title, reading as follows:

FROM: "This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the, then, owner(s) of all of the Property affected by such modification provided that the same is also approved by the Board of County Commissioners or the Zoning Appeals Board of Metropolitan Dade County, Florida, whichever by law has jurisdiction over such matters, after public hearing and in accordance with laws, rules and regulations governing Development of Regional Impact.

Should this Declaration of Restrictions be so modified, amended or released, the Director of the Dade County Department of Planning, Development and Regulation, or the executive officer of the successor of such Department, or in the absence of such director or executive officer by his assistant in charge of the office in his absence, shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment or release."

TO: "This Declaration may be modified, amended or released as to the mall property herein described as Exhibit 'B' in this declaration of restrictions, by a written instrument executed by the, then, owner(s) of the mall property or may be modified, amended or released as to the industrial property, herein described as Exhibit 'C' in this declaration of restrictions, by a written instrument executed by the then owners of the industrial property, provided that modifications, amendments or releases to the mall property or industrial property, as applicable are also approved by the Board of County Commissioners or the Community Zoning Appeals Board of Miami-Dade County, Florida, or such successor governmental body having jurisdiction over such matters, after public hearing and in accordance with laws, rules and regulations governing Developments of Regional Impact, if such rules apply.

Should this Declaration be so modified, amended or released, the Director of the Miami-Dade County Department of Planning and Zoning, or the executive officer of the successor of such department, or in the absence of such director or executive officer by his or her assistant in charge of the office in his or her absence, shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment or release."

The purpose of this request is to require that any future amendments, modification or releases covering the mall property must be signed by the mall property owners only and amendments, modifications or releases covering the industrial property must be signed by the industrial property owners only.

- (4) SPECIAL EXCEPTION to permit a residential use; to wit: a hotel in the BU-2 zone.
- (5) UNUSUAL USE to permit outdoor displays for special events.
- (6) Applicant is requesting to permit a 0' setback between buildings in the BU-2 and the BU-3 zones (20' required).

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APPLICANT: DOLPHIN MALL ASSOC. LIMITED PARTNERSHIP, ET AL. PAGE FOUR

- (7) Applicant is requesting to waive the zoning regulations requiring all uses to be conducted within completely enclosed buildings and all materials and products be stored within the building or within an area completely enclosed with walls, to permit two stationary car washes under canopies, mobile car washes and two special event tents.
- (8) Applicant is requesting to permit a 7th detached sign; to wit: a 17' high marlin sculpture (two detached signs permitted – six previously approved).

REQUESTS #1 - #8 ON EXHIBIT "B"

- (9) BU-2 to BU-3
- (10) Applicant is requesting to waive zoning regulations to permit a parcel with 0' of frontage on a public right-of-way (50' required).
- (11) Applicant is requesting to permit a lot coverage of 49% (40% permitted).
- (12) Applicant is requesting to permit a floor area ratio of .49 (.4 permitted).
- (13) Applicant is requesting to permit one roof sign; to wit: one flag displaying the name & logo of the tenant (not permitted).
- (14) Applicant is requesting to permit 19 wall signs (maximum 2 permitted per tenant).

REQUESTS #9 - #14 ON EXHIBIT "C"

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 - #3 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of conditions or Covenants After Public Hearing) and approval of requests #6 & 10-12 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) and approval of requests #6 - 8 & 10 - #14 under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: EXHIBIT "B": Tracts 'A,' 'C,' 'E' & 'F' of BEACON TRADEPORT PHASE I, Plat book 151, Page 73, AND: Tract 'G' of BEACON TRADEPORT PHASE II, Plat book 154, Page 40; AND: Tract 'H' of BEACON TRADEPORT PHASE III, Plat book 154, Page 42; AND: Tract 'I' of BEACON TRADEPORT PHASE IV, Plat book 157, Page 3; AND: Tract "J" of BEACON TRADEPORT PHASE V, Plat book 158, Page 16; AND: Tract 'A' of BEACON TRADEPORT EAST, Plat book 158, Page 40; AND: Tract 'B' of BEACON TRADEPORT EAST, FIRST ADDITION, Plat book 158, Page 50; AND: Tracts 'A' – 'F' of DOLPHIN MALL, Plat book 156, Page 82; AND: A parcel of land lying in the west 3/5 of Section 31, Township 53 South, Range 40 East. Said parcel lying south of a line formed at right angles from the intersection of a line 285' north of and parallel with the north line of the south ½ of said Section 31 and the east line of said west 3/5 of said Section 31, lying east of the E/ly right-of-way line of N.W. 112th Avenue, lying north of the N/ly right-of-way line of N.W. 17th Street, and lying west of said east line of said west 3/5 of said Section 31, being more particularly described as follows:

Begin at said intersection on said east line of said west 3/5 of said Section 31 and said line 285' north of and parallel with the north line of said south ½ of said Section 31; thence S88°16'20"W at right angles to said east line a distance of 418.01' to a Point of intersection with the E/ly right-of-way line of N.W. 112th Avenue, said right-of-way being 80' in width; thence S1°44'10"E along said E/ly right-of-way line a distance of 25.61' to a Point of curvature of a tangent curve concave to the east; thence SE/ly along the arc of said curve, to the left, having a central angle of

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APPLICANT: DOLPHIN MALL ASSOC. LIMITED PARTNERSHIP, ET AL. PAGE FIVE

10°25'11" and a radius of 1,110' for an arc distance of 201.86' to a Point of compound curvature of a tangent curve concave to the northeast; thence SE/ly and E/ly along the arc of said curve, to the left, having a central angle of 87°19'21" and a radius of 25' for an arc distance of 38.1' to a Point of reverse curvature of a tangent curve concave to the south, said point being on the N/ly right-of-way line of N.W. 17th Street, said right-of-way being 70' in width; thence E/ly along said N/ly right-of-way line and said curve, to the right, having a central angle of 9°24'47" and a radius of 435' for an arc length of 71.47' to a Point of tangency; thence N89°39'19"E a distance of 300.52' to said east line of said west 3/5 of said Section 31; thence N1°43'40"W along said east line a distance of 250.07' to the Point of beginning. LESS: a portion of the West 3/5 of Section 31, Township 53 South, Range 40 East. Being more particularly described as follows: Begin at the southeast corner of Tract "B" of BEACON TRADEPORT EAST FIRST ADDITION, Plat book 158, Page 50; thence S01°43'40"E along the S/ly extension of the east line of said Tract "B", also being the east line of the West 3/5 of said Section 31, for a distance of 250.07' to a point on the N/ly Right-of-Way line of N.W. 17th Street, as shown on the plat of DOLPHIN MALL, Plat Book 156, Page 82; thence S89°39'19"W, along said Right-of-Way line, for a distance of 229.07'; thence N01°43'40"W along a line parallel with and 229' west of the east line of the west 3/5 of said Section 31, for a distance of 244.54' to a point on the south line of said Tract "B"; thence N88°16'20"E, along said south line, for a distance of 229' to the Point of beginning. AND: EXHIBIT "C": A portion of Tract "A", DOLPHIN MALL, Plat book 156, Page 82, lying in the west ½ of Section 31, Township 53 South, Range 40 East, and being more particularly described as follows:

Commence at the northwest corner of said Section 31, thence along west section line of said Section 31, S01°44'07"E for a distance of 469.07'; thence N88°15'59"E for a distance of 133.15' to the Point of beginning; thence N1°15'46"W for a distance of 86.52'; thence N4°11'25"E for a distance of 84.21'; thence N1°15'46"W for a distance of 127.75' to the Point of curvature of a circular curve concave to the northeast having for its elements a central angle of 82°44'49", a radius of 25'; and the chord bearing of S42°38'10"E; thence along said curve to the south, southeast & east for an arc distance of 36.11' to the Point of tangency; thence S84°00'35"E for a distance of 213.1' to the Point of curvature of a circular curve concave to the northwest having for its elements a central angle of 44°47'44", a radius of 50' & a chord bearing N73°35'33"E; thence along said curve to the east & northeast for an arc distance of 39.09' to the Point of tangency; thence N51°11'41"E, for a distance of 156.36' to the Point of curvature of circular curve concave to the south having for its elements a central angle of 90°0'0", a radius of 100' & a chord bearing of N83°48'19"W; thence along said curve to the northeast, east & southeast for an arc distance of 157.08' to the Point of tangency; thence S38°48'19"E for a distance of 37.75' to the Point of curvature of circular curve concave to the northeast having for its elements a central angle of 45°12'16", a radius of 25' & a chord bearing S61°24'27"E; thence along said curve to the southeast & east for an arc distance of 19.72' to the Point of tangency; thence S84°00'35"E for a distance of 114.76'; thence along the west edge of the concrete walk and its north projection going southwest & just west of service area, S5°59'25"W for a distance of 127.99'; thence across the grass, existing building & asphalt pavement S51°11'41"W, for a distance of 508.94'; thence N83°54'26"W for a distance of 19.79'; thence N5°50'10"W, for a distance of 124.62' to the Point of curvature of a circular curve concave to the southwest having for its elements a central angle of 78°10'24", a radius of 35' & a chord bearing N44°55'23"W; thence along said curve to the northwest & west for an arc distance of 47.75' to the Point of tangency; thence N84°00'35"W, for a distance of 189.36' to the Point of curvature of circular curve concave to the southeast having for its elements a central angle of 97°15'11", a radius of 25' & a chord bearing S47°21'50"W; thence along said curve to the west, southwest & south for an arc distance of 42.43' to the Point of beginning.

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HEARING NO. 06-3-CZ10-4 (05-348)

31-53- 40
Council Area 10
Comm. Dist. 12

APPLICANT: DOLPHIN MALL ASSOC. LIMITED PARTNERSHIP, ET AL. PAGE SIX

LOCATION: Between N.W. 12 Street & N.W. 25 Street, between N.W. 111 Avenue & N.W. 117 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 324.5± Acres

BU-2 (Business – Special)

BU-3 (Business – Liberal)

IU-1 (Industry – Light)

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